

Notice of Decision of Draft Plan of Subdivision Pursuant to Subsection 51(37) of the *Planning Act*

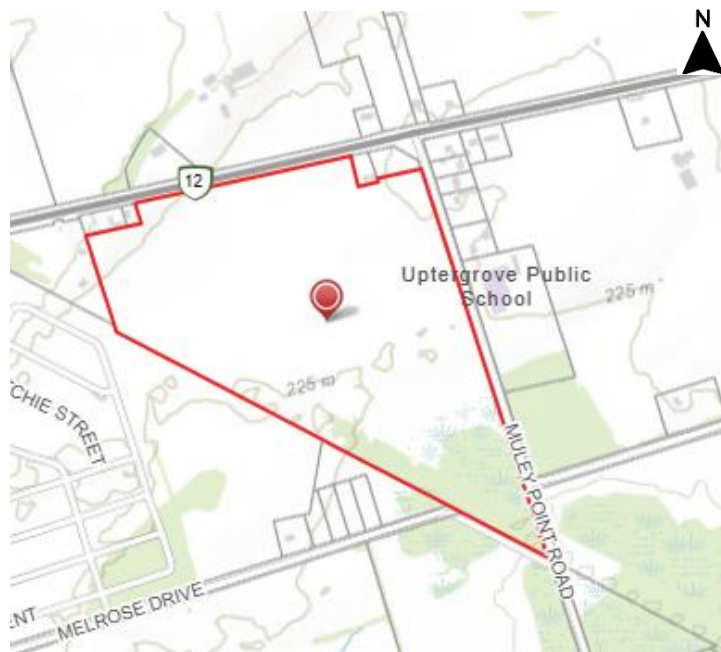
File Number	RA-T-2201
Subject Property	4836 Muley Point Road
Property Owner	Highland Mills Development Inc
Date of Decision	July 21, 2025
Date of Notice	July 30, 2025
Last Day to Appeal	August 19, 2025

Take Notice that the Council of The Corporation of the Township of Ramara has granted draft approval for a Plan of Subdivision subject to conditions in accordance with Subsection 51(31) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

The purpose and effect of the Draft Plan of Subdivision is to subdivide the subject property for the creation of forty-six (46) vacant residential lots on two proposed public streets. Please find attached a copy of the decision including the draft plan, conditions of draft approval and lapsing provision.

Ramara Township Council considered all written and oral submissions received on this application, the effect of which aided Ramara Township Council in making an informed decision.

Key Map: 4836 Muley Point Road



Appeals Process

When and How to Appeal a Decision and Conditions of Draft Plan Approval

If you intend to appeal this decision of Council to the Ontario Land Tribunal (OLT), a Notice of Appeal must be filed with the Township Clerk, Corporation of the Township of Ramara, 2297 Highway 12, PO Box 130, Brechin ON L0K 1B0 no later than 20 days from the date of this Notice and shall include:

1. The reasons for the appeal, and
2. Must be accompanied by the fee required by the Tribunal.

Visit <https://olt.gov.on.ca/appeals-process/> for more information.

File RA-T-2201(Notice of Decision Draft Plan Approval)

Who Can File an Appeal

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Ontario Land Tribunal by filing a notice of appeal with the Township of Ramara:

- the applicant,
- any public body that, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority,
- the Minister,
- the municipality in which the subject land is located, or the planning board in whose planning area it is located,
- if the subject land is not located in a municipality or planning area, any public body.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the Township of Ramara but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Township of Ramara in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

Notice of Changes in Conditions of Draft Plan Approval

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Related Applications

The subject land is the subject of a Zoning Bylaw Amendment File being File Z-7/22. (approved and in effect)

Learn More:

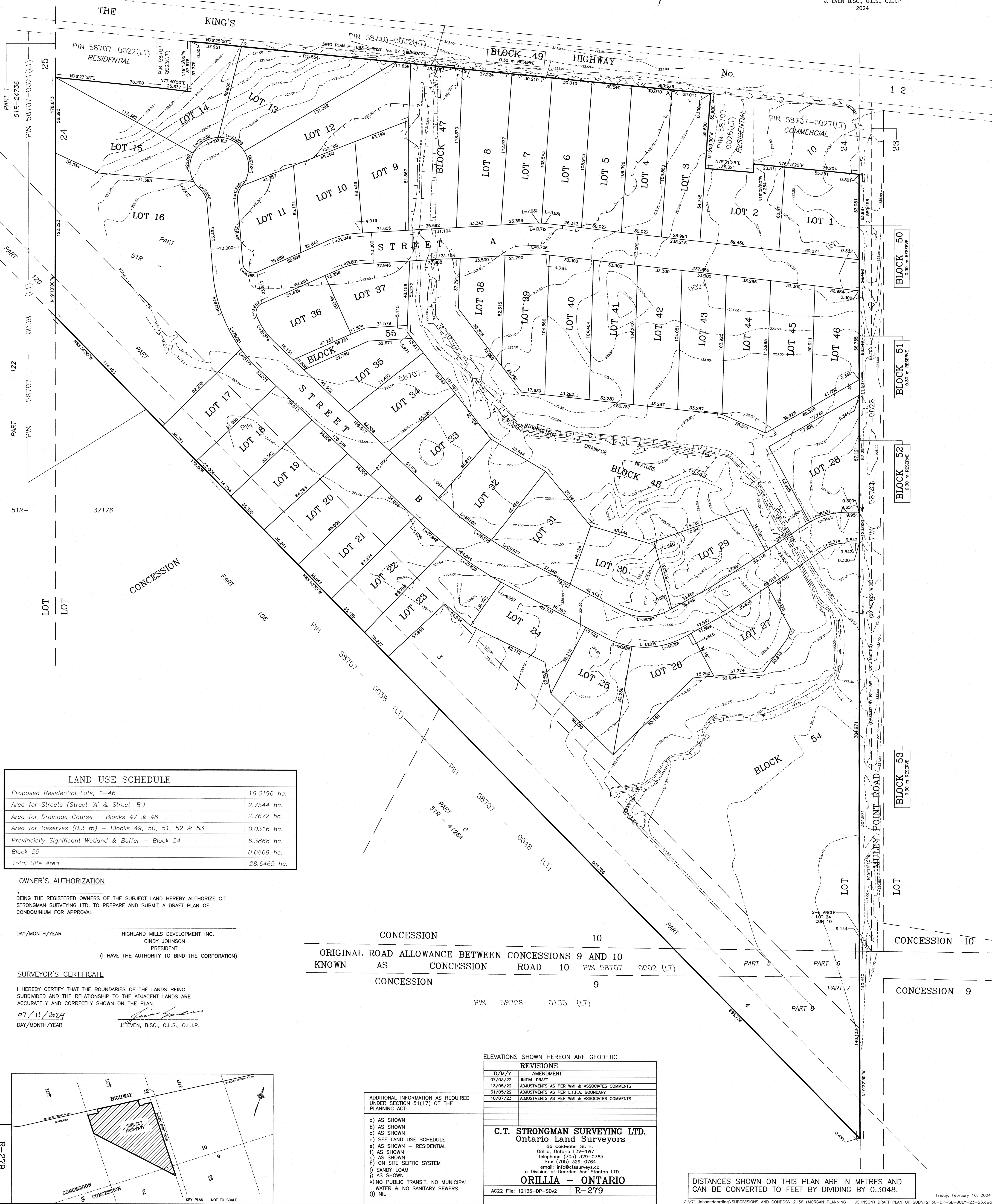
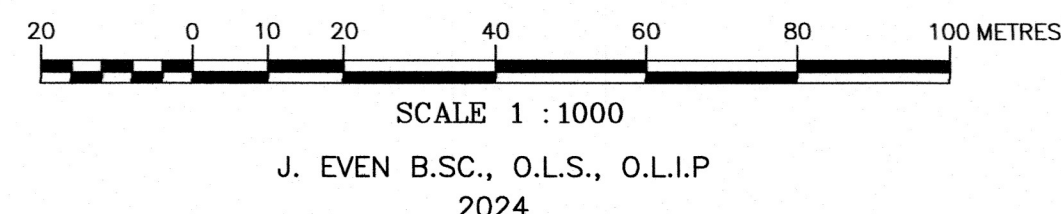
For additional information please contact the Township Planning Department at planning@ramara.ca

Clerks Department	Planning Department
P. 705-484-5374 ext. 261 E. ramara@ramara.ca	P. 705-484-5374 ext. 251 E. planning@ramara.ca

Dated at the Township of Ramara this 30th day of July, 2025.

G. Jackson, CAO/Acting Clerk
Township of Ramara

DRAFT PLAN OF SUBDIVISION
OF PART OF THE S-1/2 OF LOT 24, CONCESSION 10 &
PART OF LOT 24, CONCESSION 9 &
PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10
CLOSED BY BY-LAW 318, REGISTERED AS INST. No. 6028
(GEOGRAPHIC TOWNSHIP OF MARA)
TOWNSHIP OF RAMARA
COUNTY OF SIMCOE



LAND USE SCHEDULE	
Proposed Residential Lots, 1-46	16.6196 ha.
Area for Streets (Street 'A' & Street 'B')	2.7544 ha.
Area for Drainage Course - Blocks 47 & 48	2.7672 ha.
Area for Reserves (0.3 m) - Blocks 49, 50, 51, 52 & 53	0.0316 ha.
Provincially Significant Wetland & Buffer - Block 54	6.3868 ha.
Block 55	0.0869 ha.
Total Site Area	28.6465 ha.

OWNER'S AUTHORIZATION

I, BEING THE REGISTERED OWNERS OF THE SUBJECT LAND HEREBY AUTHORIZE C.T. STRONGMAN SURVEYING LTD. TO PREPARE AND SUBMIT A DRAFT PLAN OF CONDOMINIUM FOR APPROVAL

DAY/MONTH/YEAR HIGHLAND MILLS DEVELOPMENT INC.
CINDY JOHNSON
PRESIDENT
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBDIVIDED AND THE RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THE PLAN.

07 / 11 / 2024
DAY/MONTH/YEAR J. EVEN, B.S.C., O.L.S., O.L.I.P.

CONCESSION 10
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10
KNOWN AS CONCESSION ROAD 10 PIN 58707 - 0002 (LT)
CONCESSION 9
PIN 58708 - 0135 (LT)

ELEVATIONS SHOWN HEREON ARE GEODETIC	
REVISIONS	
D/M/Y	AMENDMENT
07/03/22	INITIAL DRAFT
13/05/22	ADJUSTMENTS AS PER WMI & ASSOCIATES COMMENTS
31/05/22	ADJUSTMENTS AS PER L.T.F.A. BOUNDARY
10/07/23	ADJUSTMENTS AS PER WMI & ASSOCIATES COMMENTS
C.T. STRONGMAN SURVEYING LTD. Ontario Land Surveyors Orillia, Ontario L3V-1W7 Telephone (705) 325-0765 Fax (705) 325-0764 email: info@strongmansurveying.ca a Division of Dearden And Stanton LTD. ORILLIA - ONTARIO AC22 File: 12136-DP-Sdv2 R-279	

- ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:
- a) AS SHOWN
 - b) AS SHOWN
 - c) AS SHOWN
 - d) SEE LAND USE SCHEDULE
 - e) AS SHOWN - RESIDENTIAL
 - f) AS SHOWN
 - g) AS SHOWN
 - h) ON SITE SEPTIC SYSTEM
 - i) SANDY LOAM
 - j) AS SHOWN
 - k) NO PUBLIC TRANSIT, NO MUNICIPAL WATER & NO SANITARY SEWERS
 - l) NIL

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**DECISION
WITH RESPECT TO A DRAFT PLAN OF SUBDIVISION
UNDER SECTION 51(31) OF THE PLANNING ACT**

A decision was made on July 21, 2025, by the Council of the Corporation of the Township of Ramara to grants draft approval for a Plan of Subdivision by Highland Mills Development Inc., subject to conditions, on lands legally described as Part South ½ Lot 24, Concession 10, Part Lot 24 Concession 9, Part Road Allowance between Concessions 9 and 10 (Closed by By-law MAR6028), Parts 1, 3 to 8, 51R-16343, Mara, now in the Township of Ramara; known municipally as 4836 Muley Point Road.

Dated at the Township of Ramara this 30th Day of July 2025.

A handwritten signature in black ink that reads "Jennifer Stong".

Jennifer Stong, BA, CPT
Planner
Township of Ramara

Applicant: Highland Mills Development Inc
File No. RA-T-2201
Municipality: Township of Ramara
Subject Lands: 4836 Muley Point Road

Date of Decision: July 21, 2025
Date of Notice: July 30, 2025
Last Date of Appeal: August 19, 2025
Lapsing Date: July 21, 2028

The Township of Ramara's conditions to Final Plan Approval for registration of this Plan of Subdivision, File No. RA-T-2201 are as follows:

GENERAL CONDITIONS

1	This approval applies to the draft plan of subdivision RA-T-2201 prepared by CT Strongman Surveying Limited, Drawing No. R-279, dated Friday February 16, 2024, which allows for 46 single detached lots, being lots 1 to 46 inclusive, serviced by Streets "A" and "B", Blocks 47, 48, 54, and 55 for drainage purposes and Blocks 49, 50, 51, 52 and 53 for 0.3 metre reserves.
2	Prior to the signing of the final plan by the Planner, a Subdivision Agreement shall be entered into and executed by the Owner and the Township to satisfy all financial, legal and engineering matters; including the design, provision and installation of roads, services, sidewalks, on-street illumination, tree plantings, walkways, daylighting triangles, road signs, traffic signals, storm water management facilities and drainage works, and all recommendations contained in related technical reports approved by the Township. This includes detailed drawings specifying the cover reduction alternatives and pavement design into typical cross-sections as specified in Section 6.8 of the Geotechnical Report, prepared by Soil Engineers Ltd, dated March 2023.
3	The Subdivision Agreement shall include the payment of all applicable development charges in accordance with applicable Development Charges By-law.
4	The Owner agrees, in writing, to the registration of the Subdivision Agreement against the land to which it applies once the plan of subdivision has been registered.
5	Streets "A" and "B" shall be named to the satisfaction of the Township of Ramara in accordance with the Ramara Street Naming Policy
6	Civic addressing shall be assigned in accordance with the Township's Municipal Addressing Bylaw 2021.58, and any amendments thereto, and that the assignment of civic addresses be included in the Subdivision Agreement
7	The Owner and the Township shall agree in the Subdivision Agreement that: <ul style="list-style-type: none">a No building permit will be issued for any individual lot or block until the roadway is constructed to base asphalt condition.b All lots and blocks will be developed in accordance with the approved engineering design for the subdivision.c The building permit applicant for each such lot shall include an individual lot grading and drainage plan, and receive approval from the Township in

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	accordance with the Building Bylaw, prior to the issuance of a building permit.
	d An entrance permit be obtained for each property in accordance with the Township Entrance By-law 2017.43 and any amendments thereto.
8	The Subdivision Agreement shall confirm the Owner agrees to submit to the Township a construction management plan to regulate the routing of construction traffic, the sediment and erosion control plan, for the development to the satisfaction of the Township and in compliance with the Township's current standard requirements, through an access provided to the development at Muley Point Road. External works completed on Muley Point Road shall be included in the construction management plan. Measures to minimize construction debris on the roads as well as road cleaning at the Owner's expense will be included in the Subdivision Agreement. The Subdivision Agreement shall specify that the construction management plan will be in force until assumption.
9	The Owner shall agree that prior to entering into a Subdivision Agreement with the Township, the Owner has fulfilled all obligations to the Township required under a Pre-Servicing Agreement if applicable.
10	The Subdivision Agreement shall confirm the Owner agrees, prior to offering any Blocks, Lots, dwellings, for sale, to display a map on the wall of the sales office and electronically available in a place readily accessible to potential homeowners that indicates the location of surface infrastructure and streetscaping within the development. In addition, the Owner agrees to have a schedule in the subdivision agreement engineering drawings available for review by all potential homeowners.
11	The Subdivision Agreement shall include reference to a Legal and Topographic survey, current to the existing conditions. The survey shall ensure the detailed design maintains and incorporates all boundary conditions.
12	The Subdivision Agreement shall include the mitigation and development recommendations as necessary outlined in the Geotechnical Report prepared by Soils Engineer Limited, dated March 2023 as amended.
13	The Subdivision Agreement shall include the mitigation recommendations outlined in Appendix 9 of the Environmental Impact Study prepared by Terrastory Environmental Consulting Inc. dated July 1, 2022, revised July 5, 2024, including but not limited to: tree removal timing restrictions, drainage recommendations, buffer and corridor enhancement plans, landscape plans, fencing and culvert designs.
14	The owner shall submit to the satisfaction of the Township, a Record of Site Condition for the lands associated with the abandoned railway line.

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| 15 | This approval of the plan of subdivision shall lapse in three (3) years of the date of draft plan approval by the Council of the Township of Ramara, as provided by subsections 51(32) and 51(41) of the <i>Planning Act</i> , if no extensions have been granted by the Council of the Township. If the owner requests an extension of draft plan approval, a written request must be received by the Township prior to the lapsing date. |
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ZONING

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| 16 | Prior to the signing of the final plan by the Planner, the Planning Department shall confirm that any amendment to the Zoning By-law necessary to implement this plan has been approved and is in effect, including the prohibition of structures in the rear of lots 16-23 and requiring a maximum impervious lot coverage of 20% on all properties. |
| 17 | An Ontario Land Surveyor shall certify that the proposed lot frontages and areas appearing on the final plan conform to the requirements of the Village Residential Zone in Township of Ramara Zoning Bylaw 2005.85. |

NEW AND EXPANDED PUBLIC ROADS AND TRAFFIC

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| 18 | The Subdivision Agreement shall confirm the Owner agrees to convey to the Township of Ramara, at no cost, the land comprising the new public streets, day-lighting triangles, and road widening, as shown on the draft M-Plan – which is to be included as a schedule of the Subdivision Agreement. Such land to be free and clear of all encumbrances. These lands shall be dedicated as public highways. |
| 19 | The Subdivision Agreement shall confirm that the Owner agrees to design and construct, entirely at the Owner's expense, the roadways and sidewalks, stormwater management infrastructure for the proposed subdivision, and any external improvements adjacent to the proposed subdivision, including a sidewalk along Muley Point Road to service Uptergrove Public School in compliance or conformance with all current provincial and municipal guidelines and standards. |
| 20 | The Subdivision Agreement shall confirm the Owner will prepare a design drawing to facilitate safe passage of pedestrians from the subdivision to and from Uptergrove Public School. |
| 21 | The Subdivision Agreement shall confirm that the Owner will provide a composite utility plan which will outline the proposed location of all of the utilities proposed within the subdivision and any external utility works required to facilitate the connectivity of the proposed subdivision to existing utilities. Each utility will provide approval of the same composite utility plan for submission with the plan, which is to be included as a Schedule of the agreement. |

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22	The Subdivision Agreement shall confirm that the Owner will provide a comprehensive streetscaping plan showing all above-ground utilities, streetlights, street furniture, street tree planting, and/or boulevard landscaping, specific to the detailed engineering design of the subdivision to current municipal standards and to the satisfaction of the Township, to be included as a Schedule of the agreement.
23	The Subdivision Agreement shall include provisions concerning the precise location of required fencing, commercial grade black vinyl chain link fencing, specifically to delineate all future Township owned blocks from private property. The detailed engineering design of the subdivision will be to the satisfaction of the Township.
24	That prior to final approval or registration of any phase(s), the Owner/Developer shall provide written confirmation to the County of Simcoe, that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document.
25	The Owner/Developer shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.

STORMWATER MANAGEMENT

26	Prior to final approval or registration of any phase(s) the owner shall submit for approval by the Township, a detailed stormwater management plan, prepared by a qualified Professional Engineer in accordance with the applicable standards and guidelines to the satisfaction of the Lake Simcoe Region Conservation Authority; specifically confirming the stormwater management design will not require quantity control.
27	The subdivision agreement shall confirm that prior to final approval and any grading taking place, the Owner shall submit an erosion and sediment control plan detailing the measures that will be implemented before, during and after construction to minimize soil erosion and sedimentation prepared to the satisfaction of the Lake Simcoe Region Conservation Authority and the Township.

CONVEYANCE OF LANDS OF EASEMENTS FOR MUNICIPAL PURPOSES

28	"Street A" and "Street B" are to be constructed to municipal standards and shall be conveyed and dedicated to the Township of Ramara for public
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	highway purposes at no cost to the Township and free of all liens and encumbrances.
29	The Owner shall convey Blocks 47, 48, 54 and 55 to the Township free and clear of encumbrances for drainage purposes.
30	The Owner shall convey Blocks 50, 51, 52 and 53 to the Township free and clear of encumbrances for 0.3 m reserves.
31	The Owner shall convey Blocks 49 to the Ministry of Transportation free and clear of encumbrances for 0.3m reserves.
32	That the Owner shall provide appropriate drainage easements on Lots 1 through 8, Lots 13 through 14, and Lots 17 through 25 to ensure external flows are not blocked and conveyed to sufficient outlets and/or drainage blocks.

PARKLAND

33	The Owner agrees that the Township, pursuant to subsection 51.1(3) of the Planning Act, accepts payment in lieu of the 5% conveyance of parkland for the single detached dwelling units. For the purpose of determining the amount of any such payment, the value of the land shall be determined by an accredited appraiser (CRA or AACI). The date of this appraisal shall be no later than the day before the date of the notice of decision to grant draft plan approval or the date of the most recent extension pursuant to subsection 51(33) of the Planning Act, to the approval of the draft plan of subdivision. The Township is not required to accept the appraisal report and reserves the right to have the appraisal report peer reviewed and to negotiate the cash-in-lieu payment.
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EASEMENT AND AGENCY SPECIFIC CONDITIONS

HYDRO ONE

34	The Owner agrees that prior to the signing of the final plan by the Planner, the Owner shall satisfy all requirements, financial and otherwise, of the Hydro One Networks Inc.
35	The Owner agrees to enter into a Subdivision Servicing Agreement for Electrical Servicing with Hydro One Networks Inc. This Servicing Agreement will specify all the terms, conditions, and financial obligations to facilitate the extension of electrical servicing to these lands. Hydro One may as part of its Electrical System Servicing Agreement, require a type of Development Charge or Systems Capital Contribution Fee towards the provision of system(s) capacities expansion outside of the development but necessary to ensure the integrity of the Company's Power distribution grid.

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CANADA POST

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| 36 | The Owner will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The Owner will then indicate these locations on the appropriate servicing plans. The locations are between Lots 8 and 9, at Block 48, and between lots 28 and 29. |
| 37 | The Owner agrees in the Subdivision Agreement, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post. |
| 38 | The Owner agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mailbox. The Owner also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox. |
| 39 | The Owner will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied. |
| 40 | The Owner agrees to provide the following for each Community Mailbox site and to include these requirements on the appropriate servicing plans:
a Any required walkway across the boulevard, per municipal standards; and
b Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications). |

MINISTRY OF TRANSPORTATION (MTO)

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| 41 | That prior to final approval, the Owner shall submit a detailed stormwater management report for Ministry of Transportation review and approval, in accordance with the following MTO drainage guidelines:
http://www.mto.gov.on.ca/english/publications/drainage/stormwater/index.shtml |
| 42 | That prior to final approval, the Owner shall submit detailed site grading / servicing / drainage / electrical (including photometric) plans for Ministry of Transportation review and approval. |
| 43 | That prior to final approval, a 0.3 m reserve extending across the entire highway frontage be conveyed by deed to the Ministry of Transportation (all deeds must be free and clear of all encumbrances). |
| 44 | That prior to final approval, the Owner shall submit a traffic impact brief for Ministry of Transportation review and approval. |

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LAKE SIMCOE REGION CONSERVATION AUTHORITY (LSRCA)

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| 45 | That this approval is applicable to the Draft Plan of Subdivision prepared by C.T. Strongman Surveying Ltd. dated February 16, 2024, and may be subject to redline revisions based on the detailed technical plans and studies. |
| 46 | That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality: a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions.
b) A detailed erosion and sediment control plan;
c) A detailed grading and drainage plan;
d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection, Plan if applicable;
e) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 3.6.8 of the Provincial Planning Statement;
f) An Environmental Impact Study |
| 47 | That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
a) Detailed Hydrogeological Report / Water Balance
b) Compensatory Measures, if required. |
| 48 | That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
a) Phosphorus budget
b) Compensatory measures, if required |
| 49 | That the Owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Township. |
| 50 | That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Township. |
| 51 | That the Owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading. |
| 52 | That the Owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Township. |

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53	That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.
54	That the Owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
55	That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
56	That prior to final approval DFO clearance is received. DFO approval/correspondence shall be provided to the LSRCA during detailed design.
57	The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the Township and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved stormwater management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the stormwater management works and system.
SIMCOE COUNTY DISTRICT SCHOOL BOARD	
58	That the Owner(s) shall complete and submit to the SCDSB for review an updated pumping test while monitoring Uptergrove Public School's well to determine any potential interference from the proposed development
59	That the Owner(s) agree in the agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.
60	That the Owner(s) agree in the agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.

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CLEARANCE CONDITIONS

Prior to the signing of the final plan by the planner, the owner will ensure that clearance letters from the appropriate authorities have been submitted to the planning department so as to confirm how the above noted conditions have been satisfied.

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| 61 | Prior to the signing of the final plan by the Planner, the Planning Department shall confirm that conditions 1 to 17 inclusive have been satisfied. |
| 62 | Prior to the signing of the final plan by the Planner, the Infrastructure Department shall confirm that conditions 18 to 23 and 26 to 32 both inclusive have been satisfied. |
| 63 | Prior to the signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from the Treasury Department indicating how condition 33 has been satisfied. |
| 64 | Prior to the signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from the Lake Simcoe Region Conservation Authority indicating how conditions 45 to 57 inclusive have been satisfied. |
| 65 | Prior to signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from the County of Simcoe, indicating how conditions 24 and 25 have been satisfied. |
| 66 | Prior to signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from the Ministry of Transportation, indicating how conditions 41 to 44 inclusive have been satisfied |
| 67 | Prior to the signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from a telecommunication provider indicating any conditions required for the provision of communication/telecommunication infrastructure have been met. |
| 68 | Prior to the signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from Hydro One Networks Inc. indicating how conditions 34 and 35 required for the provision of hydro infrastructure have been met. |
| 69 | Prior to the signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from the Canada Post Corporation indicating how conditions 36 to 40 inclusive have been satisfied. |
| 70 | Prior to the signing of the final plan by the Planner, the Owner shall provide to the Planning Department a clearance letter from the SCDSB indicating how conditions 58 to 60 inclusive have been satisfied. |